



**LexAllan**

local knowledge exceptional service

1a Highfield Crescent, Rowley Regis, B65 0BZ



With impressive far reaching views to the front this three bedroom semi detached boast huge potential to be a stunning family home at this conveniently located residential address near to sought after schools and other amenities.

All boasting NO UPWARD CHAIN, the property comprises of driveway and front garden, detached garage, porch, entrance hall, lounge, dining room, kitchen, rear lean to with WC and storage cupboard off. To the first floor three bedrooms and house bathroom. Finally an attractive garden to the rear.

For further information or to arrange your viewing contact the office.

### Approach

Drive to front giving access to garage, lawn, flower beds and steps up to:

### Porch

Double glazed windows and door.

### Hallway

Door and window to front, central heating radiator, stairs and cupboard off.

### Lounge

10'9" x 11'5" (3.3 x 3.5)

Double glazed bay window to front and central heating radiator.

### Dining Room

11'5" x 10'5" (3.5 x 3.2)

Door and window to rear, central heating radiator and gas fire.

### Kitchen

7'6" x 8'2" (2.3 x 2.5)

Window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, tiled splash backs, central heating radiator and combi boiler.





Lean to  
5'2" x 19'8" (1.6 x 6.0)  
Windows and doors, WC and cupboard off.

Landing  
Double glazed window to side, access to loft space and doors off.

Bedroom One  
10'9" x 10'9" (3.3 x 3.3)  
Double glazed bay window to front with far reaching views and central heating radiator.

Bedroom Two  
11'5" x 12'1" (3.5 x 3.7)  
Double glazed window to rear and central heating radiator.

Bedroom Three  
6'10" x 6'10" (2.1 x 2.1)  
Double glazed window to front with far reaching views and central heating radiator.

Bathroom  
Heated towel rail, bath with mixer tap and shower over, WC, wash hand basin with mixer tap and storage below, tile walls and extractor fan.

Garage  
8'6" min 11'9" max x 20'11" (2.6 min 3.6 max x 6.4)  
Door and windows to side and main garage door to front.

Council Tax Band C

Tenure (Freehold).  
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



| Energy Efficiency Rating   |         |           | Environmental Impact (CO <sub>2</sub> ) Rating  |         |           |
|--|---------|-----------|---|---------|-----------|
|  | Current | Potential |   | Current | Potential |
| The more efficient a home's energy costs, the better the rating. A rating of A means the home is very energy efficient and has very low CO <sub>2</sub> emissions. |         |           | The more environmentally friendly a home is, the lower its CO <sub>2</sub> emissions. A rating of A means the home is very environmentally friendly and has very low CO <sub>2</sub> emissions. |         |           |
| 92-100   | A       |           | 92-100  | A       |           |
| 81-91  | B       |           | 81-91   | B       |           |
| 69-80  | C       |           | 69-80   | C       |           |
| 55-68  | D       |           | 55-68   | D       |           |
| 43-54  | E       |           | 43-54   | E       |           |
| 31-42  | F       |           | 31-42   | F       |           |
| 13-30  | G       |           | 13-30   | G       |           |
| Not energy efficient - higher energy costs   |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions   |         |           |
| England & Wales  |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC  |         |           | EU Directive 2002/91/EC   |         |           |



## Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

## Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
Made with Mortgage 12/09/17



**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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